

SAN JOSÉ

Response to Amazon HQ2 RFP

By City of San José

October 19, 2017





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WHY SAN JOSE?

To decide where to place HQ2, you asked for cities' best offerings, showing how people get here and get around, the real estate opportunities, the kinds of talent we have, and our housing options.

In the following pages, we will share San José's concrete advantages to working, growing and living here. But on this page, we want to call out why we believe San José is where Amazon can best set down new roots, and the reason isn't just geography or light-rail or real estate.

IT'S OUR MINDSET.



San José's mindset is about innovating, iterating and improving. We're never finished, always looking for another, better way. We believe in making our mark, starting something, and San José uniquely provides the necessary room to make something happen. Our mindset is eclectic and agnostic – a good idea is a good idea in any language, and they are all spoken here. That's a whole different way of looking at diversity.

We really believe that an ecosystem is more than a bunch of companies and a couple of universities. San José is knit together by people networking at incubators and accelerators, collaboratives and collectives. You see it in the mix of people at the SoFA First Friday art walk, where UX strategists have been inspired by a chalk-art piece. Our mindset means that someone can send an unsolicited email about a wild idea, and actually get an e-mail or phone call back. That's happened to all of us in San José.

San José is emerging as a very different kind of big city – it's the accessible urban center of Silicon Valley, and it's just getting better and more interesting every day. We would love Amazon to be part of San José 3.0. We have the room, we have the talent, we have the access, we have the weather. And we have the mindset.

HOW TO READ THIS PROPOSAL

Amazon's opportunities in San José go well beyond a single site. Our response to HQ2 includes tailored options for growth and innovation across a wide variety of environments, using existing spaces and exciting development proposals. They offer Amazon multiple opportunities to make its mark on Silicon Valley through innovative design, creative placemaking and access to a labor market and quality of life like nowhere else in the world.

OUR DOWNTOWN URBAN CENTER AND TRANSIT HUBS — strengthened by the arrival, beginning next year, of Bay Area Rapid Transit (BART) — offer the Bay Area's best urban campus play. Recently, cutting-edge developers have begun acquiring a cluster of historic jewels, planning creative office renovations in the heart of our amenity-rich Historic District. Meanwhile, underused parking lots and commercial buildings provide ample expansion amid rich transit and new housing. And new master-planned office complexes are popping up on Caltrain and future BART nodes. You won't find a better organic, transit-served, urban campus in all of California, if not the U.S.

THE NORTH SAN JOSÉ INNOVATION DISTRICT has significant capacity to handle a large headquarters requirement right now. Meanwhile, some of the world's most innovative developers are working on big plans for the next generation of tech workspace. They stand ready to partner with Amazon in creating places that support the recruitment, retention and innovation of Amazonians for years to come.

SOUTH SAN JOSÉ is a place of wide-open spaces and pastoral vistas. There are still large blocks of land here, and a feel that's significantly slower paced than elsewhere in Silicon Valley — despite being mere minutes from Downtown. Industrial and warehouse options make this much more than an office hub, providing fantastic spaces for logistics and manufacturing.

The back of this document includes a detailed list of properties and their vital statistics, yet it's not all-inclusive. In each district, other development sites abound. Please connect with us to know more about our unique capacity for growth in San José.

OUR LARGER MESSAGE IS THIS:

Whatever setting is right for Amazon, San José has it. But it's also more than that. While we're home to some of the biggest names in tech, we have the space, the environment, and the mindset to make this place feel like home for you and the Amazon family. We're just getting started on the next iteration of San José, and with this book, we invite you to help us get there.

THE URBAN CORE OF SILICON VALLEY:

DOWNTOWN SAN JOSE

Collaboration. Creative collisions. Highly amenitized workspaces. In Downtown San José and our regional transit hubs, those aren't just buzzwords. They're just how Silicon Valley's historic urban core rolls. Hang around a while, and you're bound to run into a street festival, farmers' market, or colleagues at a sidewalk café – maybe even popup table tennis. It's why Downtown San José is not just the historic center and commercial hub of the Northern California's largest city (1 million residents strong and counting). It's also a lifestyle centerpiece where Silicon Valley comes together for sports, art and culture.

Known for its cluster of accounting, design, real estate and banking businesses, DTSJ is also home to a growing tech portfolio. Why are companies like Okta, Zoom, Adobe, WeWork and ThreatMetrix growing downtown? Credit downtown's unique existing buildings, strong development capacity accessible regional transit (with BART on the way), and new high-rise housing popping up. Not to mention more affordable office rents than other Bay Area downtowns.

Downtown has long been pegged as the Bay Area's next great tech hub, and its collection of sleek offices, funky workspaces, historic hot spots and amenities make it the most unique real estate submarket in the Valley. It's not just one market, but several distinct neighborhoods: San Pedro Square, with its lively food hall; the Historic District; artsy SoFA; the sleek Almaden financial hub. It's primed and ready for a trailblazer to make it their own. A campus play downtown would include assembling several existing office sites while collaborating with development partners on medium- and long-term expansion.

URBAN HOUSING

About 6,270 units are in the planning process or under construction in the downtown core – making it the hottest residential development pocket in Silicon Valley. Our Downtown Plan gives us capacity for 14,360 units. Most important, it's the kind of housing where tech workers want to live: featuring plenty of social spaces, ground-floor retail and places to wash and walk your dog. A mix of for-rent and for-sale housing gives options for employees at different career and life stages.

TRANSIT'S GOOD. IT'S GONNA BE GREAT.

Downtown San José already offers “baby bullet” Caltrain service to San Francisco in about an hour during commute times. VTA's light rail service for the county intersects downtown, connecting to Mountain View, Campbell and South San José. By 2026, a new BART extension will connect downtown San José to the region's rapid-rail system, fulfilling a dream to “ring the bay” with rail. Shortly after, California's High Speed Rail will access the Bay Area at a new intermodal station in Downtown San Jose. Add in VTA's existing light rail, Amtrak and the Altamont Commuter Express (ACE), and you have a recipe for the most rail transit west of the Mississippi in fewer than 10 years.





Coleman Highline is a short walk from Caltrain

OPPORTUNITIES IN SAN JOSE TRANSIT HUBS TODAY

COLEMAN HIGHLINE

Coleman Highline is steps from Caltrain (via a brand-new underground tunnel), centrally located, and puts an urban twist on Silicon Valley tech office. The close-to-downtown campus features eight light-filled buildings totaling 1.5 million square feet connected via “the high line,” a network of walkways and outdoor gathering areas on third level. Developers are proposing about 1,600 apartments for the far end of the campus, adding attractive housing to the area. Three fiber providers running along Coleman Avenue make this well-connected in ways beyond transit, too. With 357,000 square feet ready for occupancy, and more quickly available, it’s the perfect initial entry point for a large campus user with easy expansion plays into Downtown or North San José.

HISTORIC OFFICE OPPORTUNITIES: *Located at the center of Downtown, several historic gems provide the chance to cluster Amazon’s office presence in some of the coolest, most unique buildings in the Bay Area, practically on top of transit.*

1 WEST SANTA CLARA ST. 2 WEST SANTA CLARA ST. 12 N. FIRST

1 West Santa Clara St. will offer 100,000 square feet of renovated creative office space in what was once San José’s downtown J.C. Penney department store. The revamp brings fresh design thinking while maintaining the historic features, like the board-form concrete frame, timber deck and dramatic center atrium. A Blue Bottle café is planned for the ground floor. **2 W. Santa Clara St.** is a historic gem, one of California’s first steel-construction high rises. This 84,000 square-foot, 1910 building features downtown’s Walgreens on the ground floor and will be one of the closest to downtown’s BART station upon completion in 2025. New ownership is planning a renovation to modernize the space while retaining historic features. The nearby 120,000 square foot Bank of Italy building at **12 N. First** — downtown’s most architecturally significant historic building — provides another brilliant and artistic possibility. There are additional options for knitting together an urban campus in our Historic District, and we’d love to discuss the possibilities with you.

TOWERS AT SECOND

Home to WeWork, the San José Mercury News and dozens of startups, these two towers at 75 E. Santa Clara and 4 N. Second St. recently underwent a top-to-bottom refresh that added a recreation center, arcade and outdoor lounge. The ground floor contains two best-loved downtown institutions: Ike’s Sandwiches and ISO Beers. About 100,000 square feet is available.

AND IN THE FUTURE

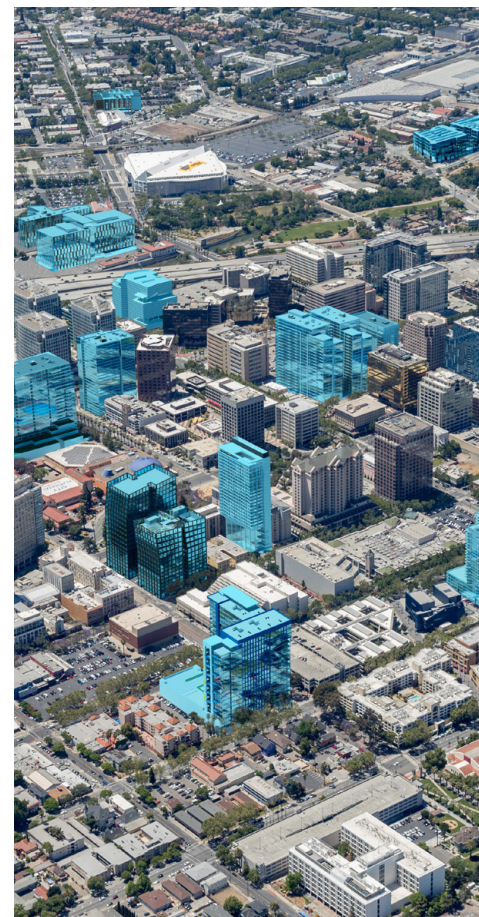
Downtown offers tremendous possibilities for growth, facilitated by a city development policy that allows capacity for millions of square feet of commercial capacity. It’s all possible on a number of parking lots and underused commercial buildings ripe for reinvention.

Among the soonest coming online is **MUSEUM PLACE**, a dramatically styled high-rise mixed-use project from Insight Realty Co. on Park Avenue that includes 340,000 square feet of Class A office — alongside a new Kimpton hotel, condos and retail. It’s all wrapped in a striking design that’s like nothing else on the West Coast.

Other projects in the pipeline include a 1 million square foot office campus from **TMG PARTNERS AND VALLEY OAK PARTNERS** steps from Diridon Station, the Valley’s biggest transit hub. It puts you walking distance from San José’s newest Whole Foods, where you can relax at a rooftop beer garden before walking to SAP Center for a show, game or concert. **BOSTON PROPERTIES** has already developed plans for 800,000 square feet of office on an 3.7-acre site it owns across from the San José Convention Center. With a tenant commitment, the developer could have a stunning campus ready for occupancy by late 2021. Additional options are detailed in our detailed site list at the back of this proposal.

For a medium and long-term play, **THE VALLEY TRANSPORTATION AUTHORITY** owns one of downtown’s best sites — a 3.3 acre parking lot at Market and Santa Clara streets that will become available for development in 2024, as construction of BART winds down. Preliminary studies indicate this block could support more than 1.8 million square feet of space. A portion of the site should become available for development beginning in 2024.

But there’s one regional **BART** play coming much sooner. Market Park San José is planning roughly **2 million square feet of office capacity** across the street from the new Berryessa BART station, opening in 2018. While the BART line won’t connect to Downtown San José directly until 2026, Market Park will be accessible to San Francisco via the East Bay in about an hour, and to Downtown via new Bus Rapid Transit. Thousands of new homes and a new retail center are included nearby.



Planned office and residential projects in Downtown San Jose are poised to transform our skyline. Produced by Steelblue

INNOVATION DISTRICT

North San José is where the world's leading technology firms do their biggest, best work – whether it's dreaming up the next microprocessor innovation, AI breakthrough or manufacturing improvement. One of the world's great innovation clusters, more than 2,500 high-tech companies and 90,000 jobs are located here, including Cisco Systems, PayPal, Broadcom, Maxim Integrated and Samsung Semiconductor.

WHAT MAKES NORTH SAN JOSÉ SO ATTRACTIVE?

A huge high-tech talent pool, easy access to Bay Area population centers, and massive expansion capacity. The 5,000-acre district contains the city's largest portfolio of available Class A tech space – some 5.5 million square feet of office/R&D is currently available, with millions more under development – and offers 26.7 million square feet of future expansion capacity. And thousands of new homes have made North San Jose one of the nation's fastest-growing residential markets.

The North San José Transportation Innovation Zone is a 1-square-mile area with 11 miles of roadway, 21 traffic signals and 670 streetlights. The district Zone supports demonstration projects in support of bleeding-edge R&D into autonomous vehicles, sensors, streetlight innovation and vehicle-to-vehicle communication.

TALENT

1 in 5 San José residents have degrees in science, engineering, technology and math

ACCESS

You can get anywhere from here, thanks to easy connections to three major freeways linking the East Bay, Peninsula and core Silicon Valley. VTA light rail makes commuting easy, and gets you downtown for lunch meetings or to link up to Caltrain at Diridon Station. Then there's Mineta San José International Airport, with 220 daily flights including 16 daily flights to Seattle. **Coming soon:** Two new Santa Clara County BART stations in Milpitas and Berryessa are slated for opening in 2018, speeding East Bay employees' commutes into North San José. A bike share network is also in the works.

ROOM TO GROW

Developers have laid plans for large blocks of new office/R&D space in North San José, spurred on by the City's existing land-use plan that allowed 27 million square feet of growth. (For a detailed breakdown of possibilities, see the matrix on Page 36.) But there's plenty ready right now: large blocks of space include options from Class A office to industrial-style creative office.

AMENITIES

About 1.2 million square feet of retail, from large-format shopping centers to ground-floor bars and restaurants, support the roughly 90,000 daytime workers of North San José and a growing residential population. Got visitors? We've welcomed several new hotel projects in the past two years, and another 1,300 rooms are under construction or in planning. And more amenities are coming, like a new Topgolf entertainment center. Burn off calories with a pickup soccer game at one of three new parks – like the 3-acre Vista Montana Park, featuring a all-weather turf field, basketball courts and picnic areas.

“North San José is where the future of business is happening and where technology and innovation come together. Samsung's new 10-story signature headquarters is optimized to enhance communication among Samsung employees and attract new recruits.”

CHARLIE BAE | FORMER PRESIDENT, SAMSUNG SEMICONDUCTOR INC.

SPOTLIGHT ON PROJECTS

A HIGHWAY 237 CAMPUS OPTIONS

There's no better access to Bay Area talent centers than North San José, and a number of headquarters-quality projects just off Highway 237 at North First Street provide spectacular visibility and amenities for recruiting. Ready this year, **237@First**, **Midpoint@237** and **America Center II** offer some of the best connectivity to Silicon Valley. 237@First features a completed 184,000 square-foot building and capacity for 615,000 square feet. Its next-door neighbor, **Midpoint@237**, is 415,000 square feet in four modern and highly amenitized spaces – spitting distance from a brand-new 615,000-square-foot logistics center. American Center II features 458,000 SF reaching completion in December 2017 with expansion to 1.1M square feet. And **4300-4400 North First** offers 377,000 square feet with freeway signage and huge, 60,000-square-foot floor plates built for collaboration. It's all steps away from an on-site hotel and planned 100,000-square-foot retail center/Topgolf entertainment complex.

B ASSEMBLY

Construction is under way now on **Assembly**, refashioning the former Lam Research complex into a cutting-edge 27-acre campus that's anything but an "office park." Renowned architecture firm Gensler dreamed up a light-filled network of buildings filled with amenities – including The Grove, a "main street" with full acre of eating, gathering spaces and fitness facilities. It's all wrapped in an "industrial ag" design theme that harkens back to Silicon Valley's orchard roots. With 1.6 million square feet of capacity, there's plenty of room to grow on, with occupancy beginning in early 2018.

C THE STATION ON NORTH FIRST

Blending indoor and outdoor workspaces, **The Station on North First** offers 24 acres of ground-up possibility in the middle of North San José's transit corridor. Boston Properties, one of the world's most respected developers, is approved for up to 1.6 million square feet of office/R&D in a contemporary design. Also on deck? Rooftop terraces, connecting platforms between buildings, and the possibility of publicly accessible retail right on North First Street. Boston Properties estimates the campus – including TI's – could be complete within 33 months with the opportunity to expedite for a motivated user.

D CHAMPION POINT

Champion Point is wrapping up market-ready renovations to transform this four-building campus into the perfect turnkey campus play offering 435,000 square feet of modern interiors. It offers outdoor collaboration space, basketball and volleyball courts, and fantastic transportation access with direct links to North First Street, Great America Parkway, Highway 237 and the Tasman light rail station.

E 1600 TECHNOLOGY DRIVE

1600 Technology Drive is among the highest-profile headquarters opportunities in the Airport submarket of North San José. The eight-story building – formerly the headquarters of semiconductor legend Atmel Corp. – offers 200,000 square feet with great existing lab, conference and data-center infrastructure.





SOUTH SAN JOSE

There's a place not far from Silicon Valley's hustle and bustle where you can find wide-open workplaces close to trails and stunning hillside vistas. South San José — just 17 minutes from downtown's Diridon Station transit hub — is a different kind of office environment. It's slower paced, connected to the environment, with room to stretch out and expand.

Existing facilities built for heavy-duty R&D typify the real estate base, and its easy reverse commute makes it popular with workers used to slogging their way to Palo Alto. Being in the south end of San José also allows Amazon the ability to tap into the South County's burgeoning residential communities of Morgan Hill and Gilroy.

Traditionally home to some of the Valley's most storied manufacturers and defense contractors, South San José has been transforming lately with new retail, urban-style housing and public amenities. Fiber infrastructure in the area is strong, spurring data-center operators to build new facilities. You'll also find new logistics hubs, providing some of the closest access from major Bay Area population centers to critical technology and distribution infrastructure.

ROOM
— TO —
GROW

A SILVER CREEK BUSINESS PARK

Silver Creek Business Park, a 400,000-square-foot, headquarters-quality campus in San José's New Edenvale business district that's ready for occupancy. Available for lease or sale, the four-building complex was built as a headquarters in 2000 but never occupied, providing a rare opportunity to create for a new user to transform a large block of space, quickly. Flexible floor plans, heavy power, 14-foot floor-to-floor heights and recently constructed market-ready improvements set this opportunity apart. Adding nearby properties would consolidate more than 600,000 square feet of near-term space.

B BAILEY RANCH

Close to New Edenvale sits a 680-acre site that's perfect for a company with big plans and a sustainable philosophy. Among the largest development opportunities in the Bay Area, Bailey Ranch at the northern end of Coyote Valley has long been zoned for up to 6.6 million square feet of office/R&D uses and 35,000 jobs. Cisco Systems obtained entitlements for the site in the early to mid 2000s, and more than \$116 million in infrastructure investment has already been completed. This bucolic setting is seen as an important natural resource by community and environmental advocates, and we include this opportunity in the belief that a partner as substantial and innovative as Amazon could work collaboratively with stakeholders and the City on a sustainable campus that would set a standard world-wide. Two major property owners, the Sobrato Organization and Brandenburg Properties, own most of the area's developable land and stand ready to assist Amazon in understanding this unique opportunity.

TRANSIT

When it comes to mobility, San José is thinking big. Our Envision 2040 General Plan calls for shifting 36% of all trips to walking, biking or transit by 2022 (up from 22 percent in 2007). To get there, we're making big investments in bikeways, transportation and public spaces. We're focusing our 120,000 planned housing units in areas serviced by transit and close to jobs and retail. And we're improving existing systems, like our 42-mile-long light rail network.

While Silicon Valley originally developed in a low-density format, San José is actually well served by transit: Our Diridon Station hums along with thousands of daily boardings between Caltrain, VTA light rail and buses, Amtrak's Capitol Corridor, and Altamont Commuter Express rail. Light rail – which began in 1987 with 9 miles of tracks and 12 stations – now includes 62 stations stretching across the county. More is coming: In 2018, BART will open its first San José station, connecting to San Francisco via the East Bay. By 2026, BART is slated to reach downtown San José, realizing a decades long dream of rail ringing the Bay.

California High Speed Rail (HSR) will also connect at Diridon Station, linking San José to San Francisco, the Central Valley and Los Angeles. The nation's first HSR system — under construction now — is slated to begin service first between San José and Bakersfield in 2025. With its completion, Diridon Station will become the preeminent transit hub of the Western United States.

To take advantage of all of this investment, we're planning to prioritize more compact, urban neighborhoods in and around downtown, in transit-served locations, and on infill sites for a more sustainable land use pattern.

OUR TRANSIT INFRASTRUCTURE

CALTRAIN

San José to San Francisco in about an hour on the 'Baby Bullet'

BART

San José's Berryessa district to San Francisco in about an hour, via the East Bay (opening 2018)

BART PHASE 2

Downtown San José to San Francisco planned for 2026

CAPITOL CORRIDOR

San José to Sacramento in about 3 hours

ACE

San José to Stockton in a little more than 2 hours

VTA LIGHT RAIL

42 miles of rail stretching from South San José up to Mountain View

VTA RAPID

A just-completed \$148 million Bus Rapid Transit project connects San José's east side to the downtown transit hub on stylish new buses running every 10 minutes.

VTA BUS SYSTEM

3,777 stops countywide with 1,236 miles traveled serving 71 total routes, including 18 express and limited lines.





FREEWAYS + BIKEWAYS

FREEWAY CONNECTIONS

There are 63.8 centerline miles of federal interstates and state highways in San José. Running roughly north-south, Interstate 880 links Oakland and San José, serving communities along the east side of the Bay. Running between San José and San Francisco, Interstate 280 connects communities along the edge of the Santa Cruz Mountains, on the western length of the Peninsula. Highway 101 is a primary north-south freeway connection through the state, running through San José, and has been called “Main Street for Silicon Valley office parks.” Highway 237 frames an east-west corridor for North San José between Mountain View and Milpitas. The area of North San José inside the boundaries formed by 101, 880 and 237 is affectionately called the “Golden Triangle” for the ease of access that makes it attractive to employers.

To help improve our transportation system, Santa Clara County voters in 2016 approved Measure B, providing \$6.3 billion for transportation improvements. It provides funding for:

\$1.5 BILLION for *BART to downtown San José and Santa Clara*

\$1.2 BILLION for *street maintenance*

\$1 BILLION for *Caltrain improvements*

\$750 MILLION to *expand the expressway network*

\$750 MILLION for *freeway interchange improvements*

\$500 MILLION for *transit improvements targeting under-served residents*

\$350 MILLION to *study transit on the Highway 85 corridor*

\$250 MILLION for *bike and pedestrian improvements*

BIKEWAYS AND TRAILS

San José has some of the best bike infrastructure in the Bay Area. We boast 285 miles of bike lanes, and 57 miles of developed trails — with plan to hit 100 miles. This ties right in to those 300 days of sunshine a year. Use continues to increase, and between 35% and 55% of Guadalupe River Trail users are commuters.

In the summer of 2017, Ford GoBike launched an extensive network of bikeshare stations throughout downtown San José. The system - with daily and annual memberships available - now has 7,000 bikes in San José, San Francisco and Oakland, is expanding in San José by dozens of stations.

24 UNIQUE TRAIL SYSTEMS

57 MILES OF TRAILS

100 TRAIL MILES PLANNED

1,500 PEOPLE USE DOWNTOWN TRAILS EVERY WEEKDAY

50% USERS OF GUADALUPE TRAIL ARE COMMUTERS



MINETA SAN JOSE INTERNATIONAL AIRPORT SJC—SEA IN 2 HOURS

SJC BY THE NUMBERS

- **4 MILLION** market size
- **11.5 MILLION** passengers FY 2016-17
- **32,000** passengers daily
- **America's FASTEST-GROWING** airport in 2016 based on % increase in passenger seat capacity
- **5 DAYS** of weather-related flight delays

You won't find a major city in America with a more efficient, more convenient airport. Mineta San José International Airport (SJC) – owned and operated by the City of San José – offers 200 peak daily flights to 50 nonstop destinations. Seattle? We've got that covered, with up to 16 daily flights on Southwest, Alaska and Delta, which makes getting from HQ2 to HQ1 almost as easy as One Click.

Located just 10 minutes from Downtown, SJC is fewer than 20 minutes away from the rest of the city, with transit connections from light rail on the VTA Airport Flyer. And our 300-plus days of sunshine mean you won't have to worry very often about departure-city weather delays. Its on-time performance is among the best for U.S. airports, with free WiFi, comfortable lounges and new dining options if you arrive early.

A \$1.3 billion renovation and expansion opened in 2010, creating a modern, comfortable and competitive airport for the region. Recent international service launches now serve Tokyo, Shanghai, Beijing, Frankfurt, London, Vancouver and Guadalajara. Passengers have responded, with growth of 16.4% in 2017.



SJC is also investing in its future, with an \$8.2 million expansion and renovation of the International Arrivals Building, including high-tech services to expedite arriving international travelers. Two new gates are being built to enhance airline flight scheduling.

GENERAL AVIATION

Home to Atlantic Aviation and Signature Flight Support, SJC has you covered when it comes to private aviation. Signature's brand-new, 10,000-square-foot terminal is a luxurious gateway to the world, and the facility's 240,000 square feet of hangar space and 805,000 square feet of ramp provide plenty of room for Prime Air. Atlantic Aviation's hangar facilities can accommodate planes up to Gulfstream G550/Global.

HOUSING & COST OF LIVING

It's no secret that the Bay Area suffers from a housing crunch. San José has long supplied the bulk of Silicon Valley's housing supply, and we are committed to building our fair share of homes to ensure that the region's economy can continue to hum. Our Envision 2040 General Plan expects 120,000 new homes to be built, most close to transit and jobs. San José also has a multi-pronged affordable housing strategy that includes impact fees, inclusionary requirements for new housing, renter protections and approval streamlining for affordable projects.

Moving forward, much of San José's housing growth will occur in Urban Villages – about 70 planned areas throughout the city that will contain a mix of office, retail and homes. Most of these hubs are slated for transit-served corridors. Planning for these Villages is ongoing, but several have already been approved.



UNIT PRODUCTION	2011–2012	2012–2013	2013–2014	2014–2015	2015–2016
MULTIFAMILY	2833	2418	4383	2987	1540
SINGLE FAMILY	140	284	341	254	152

A COMMUNICATIONS HILL

Just 10 minutes from downtown, Communications Hill is a 500-acre infill project inspired by San Francisco's famous Telegraph Hill. Construction is under way on hundreds of for-sale homes, which offer modern and traditional designs. About 2,000 homes are planned at build-out, including single-family and attached condos and apartments. The hill is served by the Tamien light rail station. If you go, bring your tennis shoes: Fitness buffs flock to its staircase after work, which provides unparalleled views of the Valley floor and hills. The development also includes entitlement for 1.4 million square feet of industrial park/R&D uses.

B DOWNTOWN

Silicon Valley's urban core is bursting with new housing: More than 6,000 homes are planned or under construction, most in high-rises featuring luxury amenities and retail on the ground floor. What's drawing them there? Transit, jobs and entertainment – more than 200 shops, restaurants and bars are within a 10-minute walk, not to mention the Valley's premier arts institutions. A few projects under construction include Silvery Towers, featuring about 643 for-sale condos; Marshall Squares, with 190 units; and Modera, with 204 homes set amid the bustling San Pedro Square food hall. In all, more than 2,000 homes are currently under construction downtown. With park upgrades, bikeway improvements, and new cafes and amenities, San José's historic core is only getting better with age.

C MIDTOWN

Midway between downtown and West San José's retail hub, Midtown is blossoming with hundreds of apartments above new retail and restaurants. It's a bastion of small businesses, with good access to transit (such as popular VTA's 323 Limited). Under construction now: 808 W. San Carlos, with 315 rental homes; the Ohlone, with 800 rentals; and 505 Lincoln Ave., with 190 homes.

D NORTH SAN JOSÉ

North San José has long been San José's tech-jobs hub. Now it's also something else: A 24/7 community, with roughly 8,000 new homes built since 2010. The North San José Policy built capacity for 32,000 units in the district, while prioritizing good design, parks and retail amenities. A light-rail corridor connects to downtown and jobs centers north of San José. Recently completed: Riverview, with some 1,300 units wrapping around a new park; and the 376-unit Century Towers.

E SANTANA ROW

Imagine walking out your door and strolling one of the Bay Area's liveliest retail shopping districts. Santana Row – the vibrant mixed-use shopping center – now boasts 830 units, with hundreds more coming behind that.. More homes are in the pipeline in the immediate area, including Volar, an 18-story tower with 307 units. The urban village for this area includes capacity for 2,635 new homes.

	Homes Under Construction (as of Feb 2017) 4,582	Homes Approved but Awaiting Construction (as of Feb 2017) 8,595	Homes pending approval (as of Feb 2017) 3,454
LOCATION	MEDIAN HOME PRICE		AVG RENT FOR 1 BEDROOM
SAN JOSÉ	\$860,500		\$2,495
SUNNYVALE	\$1.4 MILLION		\$2,526
SANTA CLARA	\$1.12 MILLION		\$2,556
PALO ALTO	\$2.55 MILLION		\$2,909

EDUCATION

Technology companies, research labs and the federal government have long flocked to Silicon Valley for the brains. And while it's partly something ineffable – a different way of doing things, an approach to collaboration – the area also mints new talent at a fast clip at five major universities: San José State University, Stanford University, Santa Clara University, UC Berkeley and UC Santa Cruz. UC Berkeley, California State University East Bay and San Francisco State also pump out thousands of top-notch grads. And there's a robust community college system, with seven in Santa Clara County and two — San José City College and Evergreen Community College — within the San José city limits. In all, seven community colleges serve Santa Clara County. These institutions ensure Silicon Valley maintains its leadership technology position by ensuring a steady pipeline of computer and technical students through a robust portfolio of transferrable engineering and computer science courses.

San José and the broader Silicon Valley are top destinations for a diverse and skilled labor market, drawing people from all over the world. But local education leaders have also sought to build the local talent pipeline through innovative K-12 programs. Many of the 240 public schools in San José have engineering or STEM programs. Both private and public after-school and summer programs provide hands-on exposure in disciplines such as mobile app development, webpage design, and multimedia. Some of these programs include the Ocala STEAM Academy, Oak Grove School District's AdVenture STEM program, Evergreen School District's New Tech Network, and Independence High School's coveted Engineering Academy. The San José Public Library's Maker[Space]Ship brings 3-D printing, coding and science education to schools and neighborhoods throughout the city, including underserved populations. San José's diverse population and exposure to Silicon Valley's innovation ecosystem lends itself to students who think critically and possess global mindsets.



Photo Courtesy of SJSU

SAN JOSE STATE

RELEVANT DEGREES	13-14	14-15	15-16
UNDERGRADUATE	1973	2027	2425
GRADUATE	388	612	736
TOTAL	2361	2639	3161

SANTA CLARA UNIVERSITY

RELEVANT DEGREES	13-14	14-15	15-16
UNDERGRADUATE	691	709	738
GRADUATE	798	846	965
TOTAL	1489	1555	1703

STANFORD

RELEVANT DEGREES	13-14	14-15	15-16
UNDERGRADUATE	798	846	965
MASTERS + DOCTORATES	1582	1778	1849
TOTAL	2380	2624	2814

More than 6,700 students graduated from Stanford, San José State, and Santa Clara universities in 2016 with degrees in computer science, engineering, and business.

130%

Increase in Computer Engineering MS degrees conferred at SJSU between 13-14 and 15-16

197%

Increase in Computer Science and Engineering degrees conferred at SCU between 13-14 and 15-16

70%

of the engineering graduates from SJSU live and work in Silicon Valley and the greater Bay Area

2,025

MBAs minted by SJSU, SCU and Stanford from 2013-2016.

A CLOSER LOOK

San Jose State — a 35,000-student urban campus in the heart of downtown — is known worldwide for its engineering program that's ranked No. 3 for public universities, according to US News & World Report. But it's also ranked as the No. 1 supplier of talent to Silicon Valley tech companies, according to tech-recruiting company Jobvite. The school has seen robust growth in its technology programs over the last three years and innovative new initiatives. We spoke with **Prof. Sami Khuri**, *chair of SJSU's Computer Science program*, for a look at why.

Q: HOW'S ENROLLMENT?

Our undergraduate program has more than doubled in the last 5 years and our applicant pool has grown even further. We now have around 900 students (750 undergraduates and 150 graduates). The number of undergraduate students pursuing a CS minor has also quadrupled over the last five years.

Q: WHAT ARE SOME WAYS SJSU'S COMPUTER SCIENCE PROGRAM HAS CHANGED IN RECENT YEARS?

Besides the obvious expansion, we have added a number of certificates and minors. Our internship program has gained popularity. We continuously update our course offering to address the demands of industry and the various interests of our students. For instance, we have recently introduced some courses that address topics of current relevance such as 'Solving Big Data Problems' and 'NoSQL database systems'.

Q: ANY NEW PROGRAMS OR CERTIFICATES TO HIGHLIGHT?

We have introduced two certificates in Cybersecurity: one for graduate students and the second for undergraduate students. We've also started a BS in Software Engineering that we co-run with the Department of Computer Engineering, and a Minor in Bioinformatics that we co-run with the Biology Department. An MS in Bioinformatics is under review for the fall of 2018.

Q: HOW IS SJSU'S COMPUTER SCIENCE EDUCATION UNIQUE?

Unlike many other universities in the Bay Area (and beyond), our average class size remains small with most of our undergraduate classes limited to 30 students and most of our graduate classes limited to 20 students. We only have a handful of classes that go over these limits. And our unique location at the heart of Silicon Valley facilitates our students' access to internships that lead to jobs.

Q: HOW DOES YOUR PROGRAM HELP STUDENTS ACCESS THE TECH ECOSYSTEM THAT'S ALREADY HERE IN SILICON VALLEY?

Because of our location, we are able to recruit part-time lecturers from the industry, who can expose our students to topics and practices of relevance to their companies. We also have a solid internship program where students earn credit while working in a local company. Our students also participate in local hackathons and various challenges sponsored by our industry partners.



Photo by Ian C. Bain, Courtesy of SJSU

Prof. Fritz Yambrach leads San José State University's packaging program, one of just a few such academic programs in the United States. The program prepares students for careers in manufacturing, logistics, consumer goods, medical devices and more. The field is taking on increased importance as consumers and businesses order more goods through the Web.

Q: WHAT DOES PACKAGE DESIGN ENTAIL?

"It could be about creating a functional design, where you pick the best materials that protect the product and allow oxygen to pass through. Or, you might need a moisture barrier if you have a dry product. It could be a microbial barrier for a medical device. Or it could be just physical shock and vibration protection. Package design can also incorporate things like user friendliness, user experience."

Q: HOW HAS THE RISE OF AMAZON AFFECTED PACKAGING?

That's really interesting. The old way was you had pallet loads of homogenous product moving from the manufacturer to the distributor. You knew how it was going to be handled, you've quantified the vibrations, and you package to protect that. You don't use any more than you need. Now we're in this small-parcel environment, and going into a mixed load, so you overpackage for that environment.

Q: AND THERE'S AN IMPACT ON COSTS?

The deal with packaging is, people don't understand you're taking about millions of units going out. A pasta machine runs at 500 a minute. You start counting millions of units. If you save a tenth of a cent on one, it becomes significant.

WORKFORCE & TALENT

San José is home to one of the most diverse and skilled workforces in the world, and its technology sector helped the San José metro lead the nation in real GDP growth, at 5.9 percent 2016. But we're not just tech. San José boasts an abundant labor pool of middle-skill, managerial, and executive talent. With a metro workforce nearly 1.1 million strong as of August 2017, San José has both the employment capacity and requisite array of skill levels needed for a company to innovate and scale.

According to the California Employee Development Department, as of August 2017 there were approximately 225,000 people employed in the tech sector in the San José metro, with another 230,000 people employed in management and professional services. The capabilities of San José's workforce correspond directly with region's economic output: According to a 2015 Brookings Institute study, the San José metro ranked No. 1 in GDP per capita of the top 123 metros worldwide. San José also leads the nation in patents per capita, with more than 770 patents granted per 100,000 people. That's more than double other major knowledge hubs like Seattle and Boston.



San Pedro Square Market is a favorite lunch and happy hour spot downtown.

HIGHEST GDP PER CAPITA
of top global metros

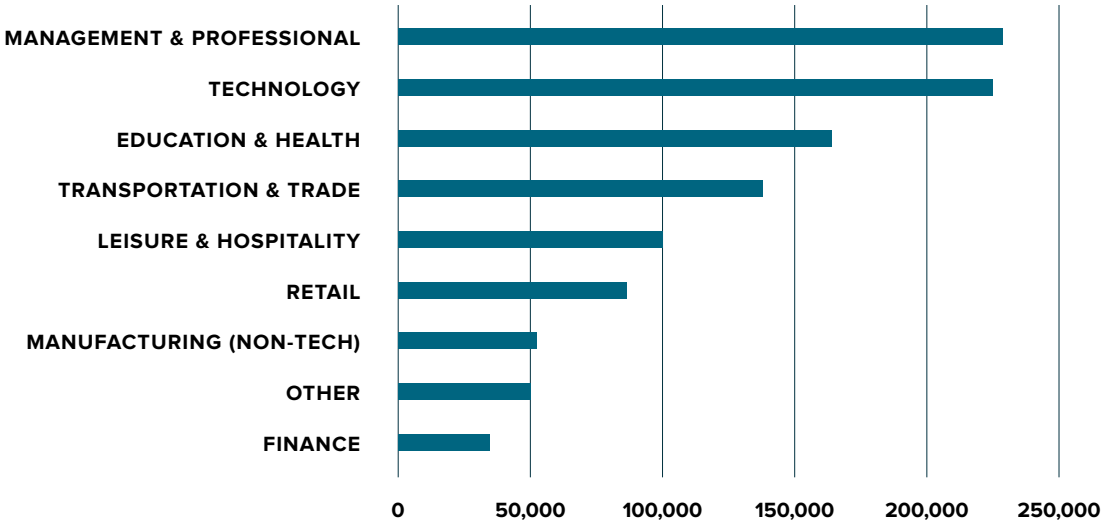
MORE PATENTS PER CAPITA
issued than any other US metro

225,000
*local labor force
employed in technology*

230,000
*employed in management
and professional services*

5.9 PERCENT GDP GROWTH
in 2016, leading nation

SAN JOSE METRO EMPLOYMENT BY SECTOR



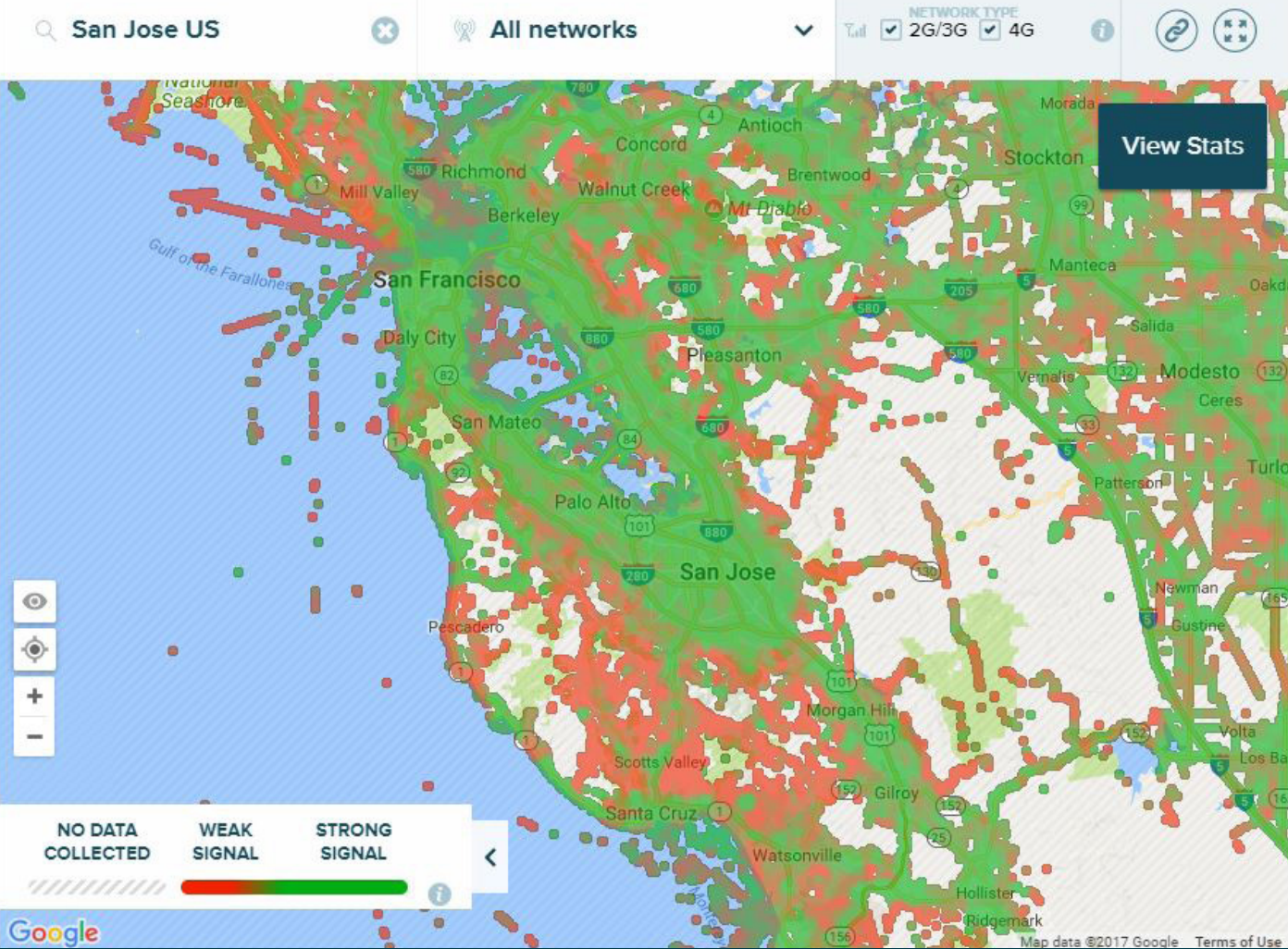
WAGE RATES FOR TALENT

The San Jose-Sunnyvale-Santa Clara metropolitan area features a labor pool with far more employment in technical sectors than the country at large. The chart details mean hourly wages and percent of total employment for various occupations. According to a June news release from the Bureau of Labor Statistics, “In the San Jose-Sunnyvale-Santa Clara Metropolitan Statistical Area, above-average concentrations of employment were found in many of the occupations within the computer and mathematical group. For instance, systems software developers were employed at 9.4 times the national rate in San Jose, and applications software developers, at 7.0 times the U.S. average.”

MAJOR OCCUPATIONAL GROUP	PERCENT OF TOTAL EMPLOYMENT		MEAN HOURLY WAGE		
	U.S.	SAN JOSE	U.S.	SAN JOSE	% DIFFERENCE ⁽¹⁾
TOTAL, ALL OCCUPATIONS	100.0	100.0	\$23.86	\$37.98*	59
MANAGEMENT	5.1	8.1*	56.74	80.09*	41
BUSINESS AND FINANCIAL OPERATIONS	5.2	7.3*	36.09	48.78*	35
COMPUTER AND MATHEMATICAL	3.0	12.5*	42.25	59.42*	41
ARCHITECTURE AND ENGINEERING	1.8	5.4*	40.53	55.29*	36
LIFE, PHYSICAL, AND SOCIAL SCIENCE	0.8	1.1*	35.06	43.78*	25
COMMUNITY AND SOCIAL SERVICE	1.4	1.0*	22.69	27.32*	20
LEGAL	0.8	0.7	50.95	75.53*	48
EDUCATION, TRAINING, AND LIBRARY	6.2	5.6*	26.21	31.96*	22
ARTS, DESIGN, ENTERTAINMENT, SPORTS, AND MEDIA	1.4	1.4	28.07	34.29*	22
HEALTHCARE PRACTITIONERS AND TECHNICAL	5.9	4.1*	38.06	54.57*	43
HEALTHCARE SUPPORT	2.9	1.7*	14.65	20.33*	39
PROTECTIVE SERVICE	2.4	1.7*	22.03	29.39*	33
FOOD PREPARATION AND SERVING RELATED	9.2	7.5*	11.47	13.96*	22
BUILDING AND GROUNDS CLEANING AND MAINTENANCE	3.2	2.7*	13.47	15.96*	18
PERSONAL CARE AND SERVICE	3.2	2.6*	12.74	14.78*	16
SALES AND RELATED	10.4	9.2*	19.50	27.13*	39
OFFICE AND ADMINISTRATIVE SUPPORT	15.7	12.5*	17.91	23.58*	32
FARMING, FISHING, AND FORESTRY	0.3	0.3	13.37	11.90*	-11
CONSTRUCTION AND EXTRACTION	4.0	3.5*	23.51	30.80*	31
INSTALLATION, MAINTENANCE, AND REPAIR	3.9	2.6*	22.45	27.54*	23
PRODUCTION	6.5	5.0*	17.88	20.37*	14
TRANSPORTATION AND MATERIAL MOVING	6.9	3.7*	17.34	18.38*	6

Footnotes:
(1) A positive percent difference measures how much the mean wage in the San Jose-Sunnyvale-Santa Clara Metropolitan Statistical Area is above the national mean wage, while a negative difference reflects a lower wage.
* The percent share of employment or mean hourly wage for this area is significantly different from the national average of all areas at the 90-percent confidence level.

Source: Bureau of Labor Statistics, Occupational Employment and Wages in San Jose-Sunnyvale-Santa Clara



SAN JOSE AREA CELL SERVICE MAP

All major carriers have good service coverage of the City of San José up through San Francisco and beyond. As in the rest of the country, Verizon seems to have marginally better coverage than the other carriers.

Source: Opensignal.com

QUALITY OF LIFE

Awesome weather, geography and cultural diversity for decades have made San José a magnet for dreamers, tinkers and innovators. Don't take our word for it – the Business Journal reported that the San José Metro area has the longest life expectancy in the entire country, and USA Today ranked San José as the 2nd happiest place to live in America.

We work hard in coffee shops, office campuses and high rise buildings.. And you'll also find terrific parks, public plazas and trails over mountains and along rivers. We enjoy 267 playgrounds, 17 community gardens, seven skate parks, two sailing lakes, a BMX bike park, numerous dog parks, and 57 miles of trails. The recently opened Lake Cunningham Skate Park is the largest skate park in California. With 300 days of sunshine, residents live, work and play outdoors year-round. If that's not enough to keep you occupied, it's a short drive to the Pacific Ocean and the Sierra Nevada mountains. And when you just need a little brick-and-mortar retail therapy, we have the best shopping spots in the South Bay, like Santana Row and Westfield Valley Fair, with all the uber-luxury brands, the hippest boutiques and latest names in fashion, home decor and bookselling — like Amazon.

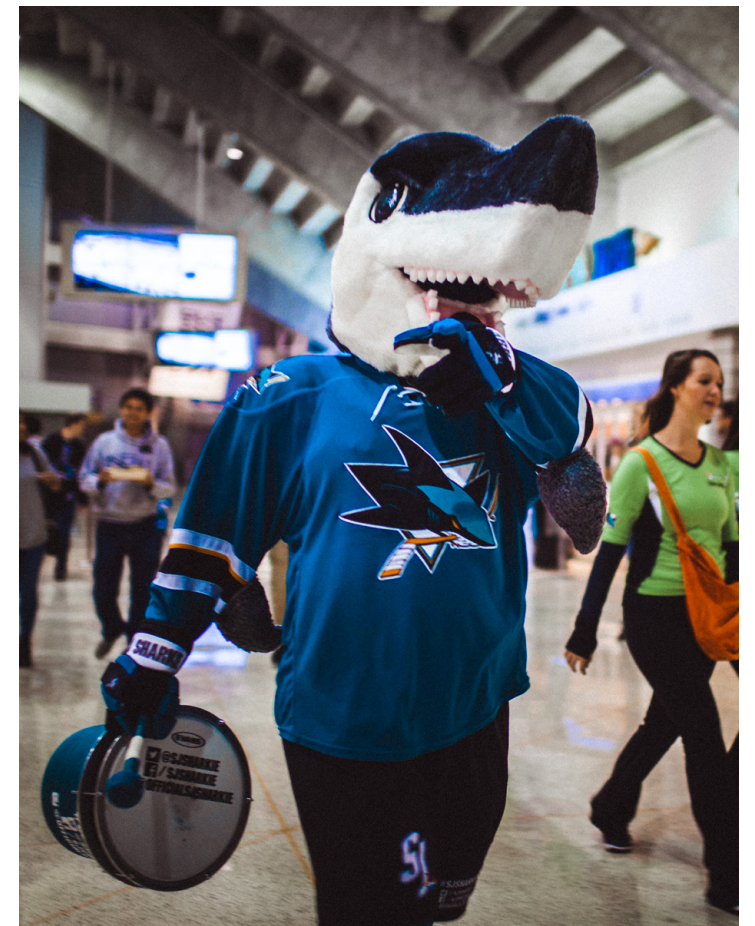
In San José, we do music, we do wine, we do dancing, we do beer. Outdoor festivals happen year-long including San José's Summer and Winter Jazz Festivals, the SoFA Street Festival, and Christmas in the Park. San José is becoming a craft drink destination with seven breweries, with an additional four more underway, a dozen brewpubs, and three urban wineries and two soon-to-open craft distilleries.

57% OF OUR RESIDENTS ARE NON-NATIVE-ENGLISH SPEAKERS.

The upshot is a cultural and culinary diversity you won't get anywhere else. (San José boasts more than 100,000 Vietnamese residents, more than any other city outside of Vietnam.) The evidence is everywhere: Including fantastic restaurants in Little Saigon, Little Portugal, Japantown, Little Italy or just around most any corner.

In terms of safety, San José enjoys a below average crime rate of 373 per 100,000 residents vs. US national average of 386.3. San José's police department shrank during and after the recession, but recent efforts to improve the attractiveness of public safety careers in San José are bearing fruit. The most recent police academy class had 54 recruits, the most since 2007.

Sports are a big deal for San Joséans. We bleed teal for our San José Sharks NHL team, and celebrate the wins of our Earthquakes Major League Soccer team. (Did we mention that the Earthquakes' new home, Avaya Stadium, contains the world's largest outdoor bar?) Our Minor League Baseball team, the San José Giants, has given rise to some of the best known names in baseball, like Buster Posey, Tim Lincecum and Madison Bumgarner.



ARTS & CULTURE

Maybe it's because we're a university town. Or because of our vibrant mix of people who come here from all over the world. Or because this is the world's center for creative, change-the-world thinking. Whatever the reason, San José's welcoming art scene has always been central to who we are, with more festivals, plays, galleries, art happenings and museums than you can possibly hit on a given weekend.

Stroll downtown's South of First Area, or SoFA, district, and you'll pass by studios, galleries, museums and design firms amid sumptuous murals interspersed with music venues and cafes. A good place to start is Café Stritch, hopping most nights with some jazz, folk or rock offering. South First Fridays are when the strip's galleries, museums and agencies open their doors for exhibitions and unique performances. SoFA also boasts beloved performance and exhibition spaces, like San José Stage, the Bay Area's premier off-Broadway theater; and City Lights Theater Co., an intimate venue for thought-provoking work.



Major City-owned performance spaces include the California Theater, a 1927 movie palace restored in 2004 to its opulent glory as a performance space; the City National Civic, a fabulously restored Spanish Mission-style gem; the 2,800-seat Center for the Performing Arts, unmistakably in the tradition of Frank Lloyd Wright, and home to Broadway San José; and the Hammer Theater, a 532-seat facility operated by San José State University.



Our museum scene includes MACLA — an inclusive contemporary arts space grounded in the Chicano/Latino experience. The city-owned San José Museum of Art is where you'll find big exhibits of modern and contemporary art. The San José Museum of Quilts and Textiles is world renowned. The Children's Discovery Museum and the Tech Museum of Innovation welcome families and curious minds of all ages. The Institute of Contemporary Art features all the trends of modern artistic expression.



But there's also much to San José's arts and culture scene that you won't find inside any building or gallery. San Joséans celebrate our Japanese, Vietnamese, Indian, Mexican, Italian, Portuguese and other cultures through food, music and art. And you'll usually find something to excite your spirit whenever you're looking for it — outside, of course. Because we've got the weather.

A BUSINESS FRIENDLY ENVIRONMENT

San José has a long history of supporting companies that drive the global economy. We strive to build deep and lasting relationships with businesses that invest in our community, from tech giants to local mom-and-pops, and use the feedback and insight that these relationships provide to continually improve our processes and procedures.

Working with some of the largest tech companies in the world, and their development partners, the City of San José has developed a highly skilled team with a proven track-record in supporting the design and development of innovative urban campuses, major headquarters facilities, and specialty and technical operations. We've repeatedly demonstrated our ability to deliver projects on an expedited timeline, including development entitlements (Samsung's 10-story North American Headquarters received all planning approvals within 76 days) and building permits (tech users have the option to work with our expedited team who issue 80% of permits same day).

In addition to access to one of the world's best tech workforces, San José companies benefit from significantly lower business tax rates than many other major cities in California, more land availability than the rest of Silicon Valley, and subsequently, lower costs than surrounding cities. San José has adopted a progressive balanced land-use plan for the development of the city between now and 2040 that continues to place a priority on employers like Amazon, focusing on producing new commercial and residential development centered on key investments in transit infrastructure. In addition to supporting San José's position as a leading center for innovation, these plans and policies will help us to continue our position as one of the country's most progressive cities on climate issues.

LOCAL BUSINESS SUPPORT PROGRAMS

San Jose offers a number of established support programs available to all businesses in the city: Our Foreign Trade Zone can reduce or eliminate duty payments; the Business Cooperation Program can provide a rebate on sales and use taxes; and our Special Tenant Improvement program for plan reviews is key to getting projects up and running quickly.



Samsung Semiconductor received all planning approvals in just 76 days.

STATE INCENTIVES

Information from the State of California on specific incentives that can be offered was delivered after this document went to print. A separate sheet with this information will be included in the submission package, along with cover letters.

HQ2 DETAILED PROPERTY MATRIX

PROPERTY	ADDRESS	SQUARE FEET/ ACRES	AVAILABILITY/ STATUS	TRANSPO INFRASTRUCTURE		UTILITIES	NOTES	OWNER/ DEVELOPER	ASKING RENT/ COST
INNOVATION DISTRICT [NORTH SAN JOSE]									
237 @ FIRST	4353 North First	28.5 acres/ Up to 615,000 SF	184,000 SF completed; balance can be delivered in 12 months.	Direct access to Highway 237. 3.1 Miles to Hwy 101 in Mountain View; 3 miles to Highway 880.		4000 AMP 277/480V 3PH per Building; ample fiber capacity.	Interior columnless design; can be combined with other large blocks nearby; new hotel on site.	South Bay Development Co.	\$2.99
MIDPOINT @ 237: THE OFFICE	4500 North First	21.5 acres/ 415,000 SF	Available now	Easy access to Highways 237, 101 and Interstate 880.		3,000-4,000 amps per building; Silicon Valley dark fiber; conduit running from building to building and multiple telecom providers able to service the project.	Adjacent to new 564,000 advanced manufacturing facility. Large, highly efficient floor plates averaging 41,500 SF. LEED Silver certified and floor-to-ceiling glass.	Lincoln Property Co.	\$2.75
AMERICA CENTER II	6220-6280 North First	65 acres/ Up to 1.1M SF	460,000 SF available now; expansion to 1.1M SF total expansion.	Excellent Freeway Access to Highways 237, 101 and Interstate 880; Caltrain shuttle.		AT&T fiber services. Ample power.	Sports court, bar, outdoor entertainment and presentation center; rooftop putting green; near jogging and bike trails. View Dynamic Glass pre-installed. Cafe, gym, structured parking and adjacent to 3 hotels.	Steelwave	\$3.45
4300-4400 NORTH FIRST	4300-4400 North First	22 acres/ 376,700 SF	Phased availability; now through 2020 and can be delivered sooner.	Prominent 237-fronting location.		AT&T fiber optic cable to the building. 4,000 amps at 480 volts total servicing building and an emergency diesel generator system	Two buildings with brand-new amenity areas and huge 60,000 SF floor plates.	Carlyle Group	TBD
CHAMPION POINT	110-180 W. Tasman Drive	24 acres/ 435,000 SF	Available now	Direct access to Tasman VTA light rail and Guadalupe River Trail; quick connects to North First, Great America Parkway and Highway 237.		Up to 4,000 amps at 270/480 volts. Easy access to fiber.	Four buildings from 96,000 to 147,000 SF; completely renovated with basketball and volleyball courts,	Shorenstein	\$2.85
THE STATION ON NORTH FIRST	2890 N. First St.	24.3 acres/ 1.6M SF planned	Fully entitled and can be delivered in 33 months with the opportunity to expedite.	Direct access to VTA Orchard light rail station offering 20-minute access to new Milpitas BART station		No constraints given existing power and fiber infrastructure.	Seven buidings arranged around two programmed quads with 10,000 SF active retail. Connected floor plates up to 154,000 SF.	Boston Properties	\$3 - 3.50
ASSEMBLY	4000 North First	27 acres/ up to 1.3M SF	Renovation of 300,000 SF underway with completion slated for June 2018. Phase 2 renovation (200,000 SF) in 24 months. 1.3M SF plan could be completed within 36 months.	Close to Tasman light rail station and all North San José freeways.		21 kVA power supply and existing PG&E/fiber service mean no utility constraints.	Design to transform campus into "industrial ag" creative office space with 1-acre park space and "main street." Across from new luxury housing and park. Existing development agreement with city provides 1M SF capacity.	SKS/ProspectHill Group/Invesco Real Estate	Low \$3's subject to terms and negotiations.
1600 TECHNOLOGY DRIVE	1600 Technology Drive	200,000 SF	Available now	Direct access to Highway 87 and minutes to Highway 101; steps to SJC airport.		AT&T fiber; 8,000 Amps available from two 480 volt sources at 4,000 amps each	8 stories along Highway 87 for fantastic visibility; existing lab and data center infrastructure.	GI Partners	\$3
RIO TECH CENTER	70-130 Rio Robles	220,000 SF	Available now	Right off North First St. for access to all North San José freeways and light rail; adjacent to bike trail.		1,200-2,000 amps; fiber nearby at North First and Tasman.	Adjacent to new mixed-use project from Irvine Company and across from Moitozo Park.	Four Corners Properties	\$2.35
BAY 101 TECHNOLOGY PLACE	1740 North First	245,000 SF	Fully entitled; building could be delivered in short order.	Adjacent to light rail, North San José freeways.		Ample power and fiber connectivity at the site.	On-site casino/entertainment/hotel complex; nine-story building for high visibility; electronic signage available; near new housing and amenities.	First Street Holdings	\$4.25

*Asking rents quoted per square foot per month, as is Silicon Valley custom.

HQ2 DETAILED PROPERTY MATRIX

PROPERTY	ADDRESS	SQUARE FEET/ ACRES	AVAILABILITY/ STATUS	TRANSPO INFRASTRUCTURE		UTILITIES	NOTES	OWNER/ DEVELOPER	ASKING RENT/ COST
DOWNTOWN AND REGIONAL TRANSIT HUBS									
COLEMAN HIGHLINE	1125, 1143 Coleman Ave.	Up to 1.5M SF/23 acres	357,000 SF available now; balance can be delivered within 18 to 24 months from agreement.	Walk to Caltrain (and future BART) from new tunnel; close to all major freeways; adjacent to SJC airport		Fiber providers: CenturyLink, XO Zayo, Verizon, Level 3	Elevated terrace network connects people to the outdoors across eight planned buildings; retail, homes and hotel planned on-site; served by SV Power	Hunter Storm	\$3.45
ONE WEST SANTA CLARA	1 W Santa Clara	110,000 SF	Renovations under construction; available Q1 2018	Direct access to planned downtown BART station; steps from VTA light rail		Utilities flexible for power/ data	Blue Bottle Coffee on ground floor; roof deck and center atrium; floor to ceiling glass. Potential to be a centerpiece of unique urban campus in revitalized Historic District.	Lift Partners	Ask
2 W SANTA CLARA	2 W Santa Clara	84,000 SF	Available now; renovations underway.	Adjacent to planned downtown BART station and existing VTA light rail		Utilities at the site	Historic charm and fabulous views; Walgreens in building. Renovations under way now.	DivcoWest	TBD
SV TOWERS	4 N. First St and 75 E Santa Clara	~100,000 SF	Available now	At downtown transit mall; all downtown freeways within easy reach.		Ample power and fiber connectivity.	Excellent on-site amenity package including fitness, arcade lounge and dining.	Harvest Properties	Ask
BANK OF ITALY	12 N. First St.	118,700 SF	Available now	Transit mall outside front door; future BART station		Utilities flexible for power/ data	San José's most iconic historic office building, this Italian Renaissance gem was home to an early branch of the Bank of Italy, which became Bank of America.	Multiple	Ask
HANK COCA'S FURNITURE	82 E. Santa Clara	43,210 SF	Available now	Steps to future BART and existing transit mall.		Utilities flexible for power/ data	Gorgeous historic gem with 22-foot-tall ceilings on upper floors; former Odd Fellows hall with unique layout primed for renovation.	Coca Family	For sale
440 W. JULIAN	440 W. Julian	1M SF/5.4 acres	Undergoing planning review targeting approval for May 2018; completion 36 months after approval.	Walk to Diridon transit hub; seconds to Highway 87, 280 and 880.		Utilities at the site	Build-to-suit opportunity for custom campus design; 10-minute walk to Whole Foods or Target retail center.	TMG Partners	Ask
MUSEUM PLACE	180 Park Ave.	340,000 SF office in mixed- use tower with hotel, retail, condos, and Tech Museum exhibit space	City approvals underway; construction anticipated complete by 2021.	Walk to light rail transit center and future BART; easy access to all downtown freeways.		Ample power and fiber at the site.	176 condo units and 225 room Kimpton hotel in a stunning design make this among the Bay Area's most forward- thinking developments.	Insight Realty Co.	\$4.10
VTA MITCHELL BLOCK	Santa Clara St. btw. First and Market	1.8M SF or more; 3.5 acres	Portion available beginning 2024; balance after BART construction completes in 2025	Next to planned BART; excellent light rail and bus service. All major freeways. Currently surface parking.		Utilities at the site	Owned by Silicon Valley's transit agency, this staging site for BART construction is among downtown's largest and best located sites.	VTA will seek joint-development partner	TBD
BOSTON PROPERTIES ALMADEN	Almaden Blvd. btw Woz Way and W. San Carlos	Up to 800,000 SF/3.7 acres	12 months for design and permitting; 24 months for construction.	1 block from Highway 280; walk to Guadalupe trail, transit center, future BART.		Utilities at the site	Among largest downtown development sites for true campus master planning; adjacent to river trail with excellent freeway accesss.	Boston Properties	Ask
SOBRATO BLOCK 2	West San Fernando btw. First and Second	Upt to 500,000 SF/1 acre	Approximately 3 years for design, permitting and construction.	Easy access to downtown freeways, transit and future BART.		Ample fiber and power capacity.	Prime Main and Main location with urban amenities and new housing outside front door.	The Sobrato Organization	Ask

*Asking rents quoted per square foot per month, as is Silicon Valley custom.

HQ2 DETAILED PROPERTY MATRIX

PROPERTY	ADDRESS	SQUARE FEET/ ACRES	AVAILABILITY/ STATUS	TRANSPO INFRASTRUCTURE		UTILITIES	NOTES	OWNER/ DEVELOPER	ASKING RENT/ COST
SOBRATO BLOCK 8	Market and San Carlos	Up to 500,000 SF/1.5 acres	Approximately 3 years for design, permitting and construction.	Easy access to downtown freeways, transit and future BART.		Ample fiber and power capacity.	Across from park, convention center, and in the middle of hotel district.	The Sobrato Organization	Ask
SOBRATO BLOCK 3	143 S. Third St.	Up to 500,000 SF/1.5 acres	Approximately 3 years for design, permitting and construction.	Easy access to downtown freeways, transit and future BART.		Ample fiber and power capacity.	Currently being planned for apartments; could be re-purposed as office site.	The Sobrato Organization	Ask
MARKET PARK SAN JOSÉ (BERRYESSA BART TRANSIT VILLAGE)	Across from Berryessa BART Station	1.5M SF/up to 2M SF	36 months	Directly across from Berryessa BART, opening 2018, which will connect to Downtown/Diridon in 2025. Seconds to Highway 101.		Plenty of fiber and power capacity.	Part of mixed-use village that includes more than 2,800 homes, two parks and 100,000 feet of grocery-anchored retail.	Berryessa Properties LLC	\$4.50
SAN JOSE: SOUTH									
SILVER CREEK BUSINESS PARK	5845 Heller Ave; 5750 Fontanoso Way; 5965 & 5905 Silver Creek Valley Road	400,000 SF	Available now	Minutes to Highways 101 and 85, for easy reverse commute to Bay Area population centers		4,000 amps @ 480/277V to each building.	Among largest turnkey campus plays in Silicon Valley. Flexible floor plates and reverse commute benefits. Market-ready improvements recently completed. Land for expansion across Fontonoso.	M West	\$1.35
5799 FONTONOSO	5799 Fontonoso	93,650 SF	Available now	Close to Highway 101 and 85		2,500 Amps at 277/480V	Class 8 cleanroom and lab infrastructure; onsite cafe, fitness and amenity areas; two-story lobby. For lease or sale.	Vrelo Inc.	Ask
BAILEY RANCH	Monterey Road and Bailey Avenue	680 gross acres; 6.6M SF capacity	Entitlements already completed by Cisco; buildings could be delivered 24 months from start of construction.	Reverse commute from population centers. Extensive road improvements already completed. Shuttle possibility from Blossom Hill Caltrain and Santa Teresa light rail.		Flexible power and ample fiber capacity at the site.	Among Bay Area's largest site for jobs offering opportunity to master-plan a leading-edge and sustainable campus. Cost advantages due to low land basis.	The Sobrato Organization and Brandenburg Properties	Ask
ADDITIONAL LAND DEVELOPMENT OPTIONS	Various	NA	Available now	NA		NA	A number of other land development sites in South San José are available. We are happy to discuss the ownership profile and possibilities in the area.	Various	NA

*Asking rents quoted per square foot per month, as is Silicon Valley custom.

TOTALS

North San Jose + Coleman Highline: 8,000,000 SF

Downtown and Transit Hubs: 8,900,000 SF

South San Jose: 7,000,000 SF + ample development land for expansion

MAP KEY

- A** North San Jose
- B** Downtown
- C** South San Jose

- 1** Mineta San Jose International Airport
- 2** Diridon Station
- 3** Coleman Highline
- 4** Santa Clara Caltrain
- 5** San Jose State University
- 6** Berryessa BART

SAN JOSE

